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PUD: PLANNED UNIT DEVELOPMENT DISTRICT

11.01 Purpose

The planned unit development district is intended to permit flexibility of site design and the conservation of land and open space through clustering of buildings and activities. This flexibility can be achieved by allowing deviations from standards including setbacks, heights and similar regulations.

11.02 Required Use

PUD zoning is required for all developments having two or more principal uses or structures on a single parcel of land and may include townhouses, apartment projects involving more than one building, residential subdivisions, multi-use structures such as apartment building with retail at ground floor level, commercial developments, mixed residential and commercial developments and similar projects.

11.03 Comprehensive Plan Consistency

A PUD must be consistent with the Lennox Comprehensive Plan.

11.04 Permitted Uses and Standards

The permitted uses, standards and development plan shall be set forth in the ordinance rezoning the property to PUD.

11.05 Procedure for PUD

- A. Approval process. The application and hearing process for planned unit developments will be as required for other zoning chapter amendments [Chapter 18].
- B. Application information. An applicant shall submit a completed application form furnished by the Zoning Administrator, together with the following information:
 1. Drawings in schematic form containing the following:
 - a. The location, size of site and the proposed uses of the land to be developed.

- b. The use, height, bulk and approximate location of buildings and other structures.
 - c. The plans for parking of vehicles and the location and width of proposed streets, curbs, gutter and landscaping.
 - d. A schedule showing the proposed times within which application for final approval of all sections of the planned unit development are intended to be filed.
2. A written statement must include the following:
- a. A narrative explanation of the general character of the planned unit development and its integration with the surrounding land uses.
 - b. A statement identifying the final ownership and describing maintenance of all parts of the development including streets, structures and useable open space.
3. The following exhibits:
- a. A legal description of the property including approximate total acreage.
 - b. Boundary survey prepared by a registered surveyor of the property and 100 feet beyond showing:
 - i. Existing property lines and dimensions.
 - ii. Ownership of all parcels.
 - iii. Platting and easements.
 - iv. Street and railroad rights-of-way.
 - v. Buildings.
 - vi. Utility lines and facilities.
 - c. A topographic map prepared by a registered civil engineer or registered land surveyor covering the entire tract proposed for development which contains the following information:
 - i. Contour lines at no more than foot intervals.
 - ii. Hydrologic information including drainage patterns, wetlands and land subject to periodic flooding.

- iii. Vegetation.
- d. Any other material requested by the City Council, Planning Commission or Zoning Administrator.

11.06 Coordination With Subdivision Approval

If development of the PUD requires subdivision approval, the PUD and subdivision shall be processed concurrently.

11.07 Amendment of Plan

Any substantial changes in the final development plan, including but not limited to changes in land use, increases in development density or intensity or changes in the provisions for common open spaces shall require a PUD amendment.. The amendment process for planned unit developments shall be the same as that for all other zoning chapter amendments [Chapter 18].

11.08 Planned Unit Development Districts

Planned unit development districts shall be as enumerated below: